

Talbot County Planning Commission Revised Agenda

Wednesday, August 6, 2014 at 9:00 a.m. Bradley Meeting Room, Talbot County Courthouse 11 N. Washington Street, Easton, Maryland

1. Call To Order

2. Decision Summary Approval for July 2, 2014

3. Old Business

4. New Business

a. Applicant: Candice Sundt

Agent: Douglass Edsall, Edsall Design Group, Inc.

Request: Administrative Variance—expansion non-conforming structure

Location: 932 Riverview Terrace, St. Michaels, MD 21663 **Zoning:** Map 202, Parcel1137; Zone: Town Residential

b. Applicant: Still Waters LLC c/o Clarke Enterprises

Agent: Bruce Armistead, Esquire
Request: Preliminary Major Revision Plat
Location: Miles River Road, Easton, MD 21601

Zoning: Map 24, Parcels 210, 44 & 39; Zone: Rural Conservation/Western Rural

Conservation

c. Applicant: Fred Israel and Lesley Israel

Agent: Sean Callahan, Lane Engineering, LLC **Request**: (1) Sketch Small Scale 4 Lot Subdivision

(2) Waivers:

(a) Lot Size (Lots 2 and 3)

(b) Pier

Location: 6397 Cedar Cove Road, Royal Oak, MD 21662 **Zoning:** Map 40, Grid 14, Parcel 60; Zone: Rural Conservation

d. Applicant: Planning and Permits

Agent: Sandy Coyman, Planning Officer

Request: A Bill to Amend Tier Maps for the Villages of McDaniel, Wittman, Royal

Oak, Bozman and Neavitt

e. Applicant: Planning and Permits

Agent: Martin Sokolich, Long Term Planner

Request: Approval of ranking and final list of easement applications to be submitted

to the MALPF Program for 2015

f. Applicant: Planning and Permits
Agent: Brett Ewing, Planner I

Request: Recommendation to County Council—Bill No. 1290 to increase the

maximum gross floor area that may be approved through submission of a

minor site plan

g. Applicant: Planning and Permits

Agent: Mary Kay Verdery, Assistant Planning Officer

Request: Recommendation to County Council—Bill No. 1292 to provide that the

25-foot buffer from nontidal wetlands shall not apply to certain regulated activities authorized by the Maryland Department of the Environment

pursuant to a permit or letter of exemption

h. Applicant: Planning and Permits

Agent: Mary Kay Verdery, Assistant Planning Officer

Request: Recommendation to County Council—Bill No. 1293 to authorize the Board

of Appeals to Grant variances from certain standards for special exceptions

i. **Applicant:** Planning and Permits

Agent: Mary Kay Verdery, Assistant Planning Officer

Request: Recommendation to County Council—Bill No. 1287 to amend Chapter 190

of the *Talbot County Code* to define pier width, length and cumulative area totals for platforms, floating docks, finger piers, catwalks and boatlifts; and raised walkway widths over nontidal wetlands—proposed amendments

5. Discussion Items

6. Staff Matters

7. Work Sessions

a. Applicant: Talbot County Planning and Permits
 Agent: Sandy Coyman, Planning Officer
 Request: Review draft Comprehensive Plan

- 8. Commission Matters
- 9. Adjournment